

Property Notes for 5851 Mount Bullion Ridge Road, Mariposa, CA
APN: 008-260-0080

This document highlights noteworthy, general information only. Full documentation of the property and all improvements is available in both physical and electronic folders and files.

Directions used here (N/E/S/W) are not based on true or magnetic North, but on defining “East” as the way the house and cabin face (30 degree magnetic) toward the view of Yosemite. The “East” direction faces a corner of the property.

Description

- View property with “End-of-the-Road” Privacy, Security and Tranquility
(Note: While Mount Bullion Ridge Road continues East all the way to West Whitlock Road, this “back” section currently serves primarily as an emergency escape route, placing the property’s driveway at the end of the road for normal traffic.)
- The view is of the Sierra Nevada mountain range and Western foothills, and includes El Capitan, the roads to Glacier Point and Tioga Pass, the peaks above Hatch Tetchy Reservoir, the Clark Range, Chowchilla Mountain, and the glow from the lights at Lake Tahoe and Sacramento.
- The view also provides a “front row” seat to forest fires (regrettably), clouds and storms, and sunrises, while the dark sky on a clear night fills with stars and flow of the Milky Way.
- The parcel is 40 acres with Bureau of Land Management (BLM) parcels on two sides.
- The custom-built house is 3 Bedrooms / 2 Bathrooms (~ 1750 SF, including the “Sun Porch” but not including the attached 2-car garage).
- The log cabin is built with Ponderosa Pine trees from the property (~ 1900 SF). It is currently configured with a workshop, an office, a hobby/game/exercise room and attic storage (~ 800 SF). The structure could be converted to a residence, but that would require adding plumbing and installing a septic system.
- The utility shed (~ 200 SF) is currently used to store a tractor and yard maintenance equipment, keeping these and their flammable fuels away from the house.
- The underground Wine/Fruit Cellar (~ 80 SF) is a solid concrete structure, including the roof.

Property/General

- The property’s development (including the driveway, well, septic, underground services, and construction of the wine cellar, cabin, house and shed) is fully documented and photographed (including inside walls) in both electronic and paper files.
- We informally name the property “Red Buck” for the slight Jenna tinge on some deer, and this name is occasionally referenced in various files and documents.

- There is a USGS marker at the West corner near the fence line. There is also a survey marker (pipe) at the North corner downhill approximately 50 feet from the gate. The East and South corners are marked as well.
- An access easement across neighboring properties is in the deed; the gate is located on this easement approximately 30 feet from the property line. This gate has a chain with three locks: one for the owner; and one each for PG&E and Sierra Tel (for which CalFIRE and other government agencies have keys).
- The CalFIRE's recommended clearance protected all structures (house, cabin, shed and pumphouse) during the telegraph Fire in 2008. Approximately 15 acres of the Ponderosa Pine forest was destroyed, however, and needed to be salvage-logged. Most of the remaining pine trees died in 2016 from a bark beetle infestation after four years of drought.
- There is no landscaping or no wooden decks around any of the structures to protect them from wildfire. For the same reason, the only gutter, which requires annual cleaning in the Spring, is over the garage.
- The loss of trees, combined with the heavy precipitation in the 2016-17 season, caused slumping in two areas, both of which held during the record-breaking high precipitation of the 2022-23 season: A small slide downhill of the driveway just Southeast of the gate was regraded and reinforced with boulders. A large slide at the bottom of the first downhill stretch below the large rock took out about 80' of driveway. a rock retaining wall and two new culverts were installed, and the fill was compacted in 6 inch lifts. This slide also stretched and shifted the direct-burial phone line, but a subsequent test confirmed the line did not break.
- Another slide at the low point in the driveway, where a large boulder slid part way into the driveway, required blasting and removing the boulder (2005). This stretch was later raised and secured with a retaining wall (2011).
- Three underground drains have been installed to prevent slumping, all of which functioned with no problems during the record-breaking high precipitation of the 2022-23 season:
 - ~ Opposite the fireplace in the hill in front of the house, draining directly downhill where the slope levels out (2005)
 - ~ Opposite the back of the garage in the hill behind the house, draining along the "S-curve" ditch between the garage and the shed (2006)
 - ~ Opposite the sun porch in the hill in front of the house, draining at the bottom of the "ramp" to the right (2011)
- All of the repairs made to ground movement along/in the driveway and around the developed area were made by licensed contractors. No structures experienced any damage.
- The pile of firewood, normally stacked between the house and the shed, was moved to the edge of the leach field meadow to create a parking place for a travel trailer and truck. Tarps to cover the woodpile in the Winter are stored in the Cabin attic.
- A mount of a windsock (PVC pipe buried in the ground) is located at the bottom of the ramp (on the right side) going down to the cabin. The pole and windsock are stored in the Cabin workshop in the drawer and corner near the french doors.

- Spare building materials (e.g. shingles, tile, etc.) and some replacement parts are stored in the cabin attic. Spare and replacement parts, along with touch-up paint and stain, are also stored on the shelves in the cabin workshop.

Water/Septic

- The water supply (including hot water) is designed to continue working normally during an extended power outage.
- The well was drilled in 1991 to a depth of ~240 feet with the pump set a 220 feet. It is estimated to produce 20 gallon per minute. Except for the pump and tank being replaced in 2013 (after 20+ years of trouble-free operation), the well itself has performed without any issues, including during a 4-year drought from 2012 to 2016.
- The 2500 gallon uphill tank (replace in 2023) is elevated approximately 100 feet to supply the house with a reliable source of water at 40 PSI. The pump at the well is set to operate at 50-70 PSI to continuously refill the tank, with the tank's water level controlled by a float valve. Both the inlet and outlet to the tank have ball valves (normally open).
- Periodic tests confirm the water is free of bacterial, metallic and other contaminants. The water is slightly acidic, however, (from pine needle residue) which is neutralized by adding chunks of limestone to the uphill tank.
- The main water line from the well serves:
 - ~ The spigot behind the cabin
 - ~ The underground spigot by the 3000-gallon fire tank near the shed
 - ~ The house (normally shut off at the house service entrance)
 - ~ The 2500-gallon uphill tank (with a float valve to keep it full without over-filling)
- The uphill tank is served by three continuous polypropylene lines (one 2" and two 1") with no joints or fittings between the house service entrance and the tank. The 2" line from the uphill tank serves both the house and the fire tank near the shed (capped with access for a 2 1/2" fire hose and a 3/4" garden hose), A 1" tap from this line serves the house. Shutoff valves are located at the uphill tank (normally on), the 1" house service entrance (normally on) and the fire tank (normally off). The two 1" lines to/from the uphill tank are for:
 - ~ Supply water from the well with two shutoff valves at the house service entrance: one that directly serves the house (normally off) and one going to the hill tank (normally on). The line can be used to supply the house directly from the well when its gate valve in the service entrance is open and the ball valve to the uphill tank is closed. Note that for this configuration, it would be best to set the well to operate at 30-50 PSI.
 - ~ Tank water level alarm wiring (2 conductors) and coaxial TV antenna cable run via the house service entrance. If the level in the tank drop to ~80% full (2000 gallons), indicating there is a problem somewhere, the tank's float switch completes a circuit that turns on a light in the ceiling of the Master Bathroom's toilet room. A transformer lowers the line voltage to 12V, and the push button switch provides the means to test the bulb.
- The 3000-gallon fire tank near the shed has a CalFIRE hose fitting and is intended for fire protection. This tank can also be used to keep a water trough full (via a hose

and a float valve) to attract wildlife (especially deer). During the Winter a rope (pulled through the culvert and tethered at its opening to a metal post) can be used to help pull the hose through the culvert in the Spring. The rope can be stored in the well's Pump House and the trough/float/hose can be stored in the Cabin's attic. The fire tanks is easily refilled using the underground spigot at the base.

- Should it ever be desirable to sanitize the water in either tank, a paddle is stored in the Utility Room in the house to stir the water after adding chlorine.
- The 1200-gallon septic tank is located on the North side of the house (side of the garage). The access ports can be located using a diagram in the UndergroundService.pptx file. The tank has been pumped every six years beginning in 2000.
- The septic system's 270' leach field is in the "meadow" on the East side of the driveway (opposite the shed). Horseshoes as a source for metal detection were placed above the underground inspection risers at each end of the three 90'-long leach lines. The leach line distribution box is approximately opposite the shed on the East edge of the driveway.
- All underground services (water lines and valves, septic system, LP Gas line and electrical conduits) are documented in the UndergroundService.pptx file.
- While no pipes have ever frozen, the following precautions have been used to avoid problems in those rare storms where temperatures drop well below freezing (as low as 25 degree F):
 - ~ The pump house is well-insulated, but a trouble light provides some heat during freezing weather. A trouble light can also be used to heat the service entrance behind the house.
 - ~ The spigot behind the cabin can be shut off and the riser drained via the access panel.
 - ~ Bubble wrap can be added to help insulate the underground pipes via the access panels near the fire tank and behind the house.
 - ~ A plastic sheet or garbage bag covered with pine needle (abundant in the Fall) can be used to insulate the pipes at the base of the fire tank.
 - ~ The uphill tank is well-insulated and has not required any additional protective measures.

Electric Service

- Feeder circuits from the service entrance (240V@100A) provide service for the:
 - ~ House (240V@70A)
 - ~ Cabin (240V@50A)
 - ~ Well Pump (240V@30A)
 - ~ Pump House Outlet (120V@20A)
 - ~ Pole Outlet (120V@20A)
 - ~ Wine Cellar (120V@15A)
 - ~ House & Cabin Smoke Detectors (120V@15A) that interconnects all alarms
 - ~ The 50kA Surge Protection Device serves all of the feeder circuits.
- Breakers for the house and cabin, while "undersized" for the panels used, are adequate for existing maximum loads.

- All smoke detectors in the house and cabin are on the same circuit (breaker in the service entrance) so they all will sound in the event of an alarm in either structure.
- The shed's electrical and phone services are provided via feeder circuits in underground conduit from the house. The circuit/switch for the tree light near the fire tank is connected via underground conduit from the shed.
- To provide for remote operation, all outdoor lights and some other circuits employ remote X-10 switches set to the following codes:
 - ~ A1: House outdoor lights
 - ~ A2: Shed lights and tree light by the water tank
 - ~ A3: Cabin outdoor lights
 - ~ A4: House corner cabinet lights (dimmable)
 - ~ B2: Driveway Alert in the house with the motion detector at the pump house
 - ~ Note: There is an X-10 repeater inside the house breaker panel to enable signals to pass between the two 120V AC sides of the 240V AC electric service.

Propane

- The tank is owned, enabling it to be filled by any LP Gas supplier. Ferrellgas offers a special discount for Mount Bullion property owners.
- Although designated as 1000-gallon tank, it holds a maximum of 800 gallons to accommodate potential expansion of the liquid during warm weather.
- As is common in these tanks, the gauge is not accurate. A full tank usually reads 72-76%, while approximately 200 gallons remain when the meter reads 10%.
- Typical annual usage is around 600 gallons, allowing for a single filling in the Summer (July or August) when rates are at their lowest.
- The underground metal gas pipe was repaired with a union when settling caused a coupling to fail. The repair is accessible via the covered access box behind the garage.

Phone, Data & TV Service

- Wireless phone/data (4G) service is available with a strong signal from Verizon and Hughes.
- Sierra Tel's direct-burial landline cable terminates in the service entrance box behind the cabin, where there is also a splitter for DSL service.

(Note: This service entrance was previously located at the mobile home where the shed is now. The relocation enabled the removal of approximately 250 feet of direct-burial cable, run via a conduit, that is now stored in the cabin attic for potential future use.)

- ~ The data side of the DSL splitter runs to the Southeast corner of the cabin office, where a router was installed. The line is a "home run" (no splices) fed via the conduits below the breaker panel (accessible via a removable panel in the hobby/game/exercise room).
- ~ Another "home run" of Category 5 cable for Ethernet extends from the Southeast corner of the cabin office (via the cabin conduits, outdoor service entrance box and house breaker box) to a jack in the West wall of the Den in the house, where a file server and Wi-Fi access point were installed.

- ~ The DSL and Ethernet jacks are in a single box in the Southeast corner of the cabin.
- Both the house and cabin have punch-down blocks (in the utility room and under the stairs, respectively) for connecting the structured wiring used for phone (type 66), A data (type 110) punch-down block is available in a spare parts box) is the wiring is used for Ethernet.
- Most phone jacks are wired for two lines (with line #1 on the top jack, line #2 on the middle jack, and both lines #1 and #2 on the bottom jack). All single jacks are wired for both lines.
- The house also has star-wired coaxial cabling (terminating at TV service panel in the utility room) with multiple lines for TV service in every room.
 - ~ For satellite TV, coax from the South and North wall terminates in the TV service panel in the Utility Room, Coax from the TV service panel to the Northeast corner in the Great Room was cut to enable a direct connection ("home run") to a satellite dish at the northeast corner of the porch.
 - ~ Coax from the Southeast corner of the cabin office runs via cabin conduits and the service entrance box behind the cabin to the TV service panel in the house Utility Room. If used to serve a satellite receiver or other device, this line requires an inline amplifier.
 - ~ For over-the air broadcast TV, coaxial cable is installed in the conduit to the uphill tank and to the attic, but reception is quite limited owing to the lack of clear lines-of-sight to transmitting towers serving both the Fresno and Sacramento areas. This cable was cut at the conduit's 90 degree EII when the tank was replaced in 2023.

House (Built in 1999 by Alpine Builders)

- There is a time capsule under the porch that contains plans and artifacts from when the house was built.
- Here is a list of known building code violations (for a Class R Residential Structure):
 - ~ The drop-down stairs in the Garage are not permitted unless drywall is installed in the attic to isolate the garage from the house.
 - ~ The self-closing hinges on the door to/from the Garage are unwound to prevent automatic closure.
 - ~ The Master Bathroom shower door should open outward and not inward.
- Photos were taken of the framed wall (before being insulated and drywalled) to show how the wiring and plumbing are run.
- The house was treated preemptively for termites in 2005 via holes drilled in the slab that have been filled with mortar.
- All of the cabinet frames, doors and drawer fronts throughout the house were made using Ponderosa Pine lumber milled from tow trees that were behind the house. The remaining lumber from these trees is stacked in the attic.
- The entire dining room table and the fireplace mantle are made using Black Oak milled from the trunk of a tree that was in front of where the Garage is.
- The colored concrete slab requires virtually no maintenance, except for occasional sweeping and vacuuming, The cracks in the slab were caused by a rare earthquake (epicenter near Mammoth Lake) that occurred the night after the slab was poured.

- The efflorescence and spalling in areas along the slab perimeter and in the garage result from a common chemical reaction between cement and water that causes calcium hydroxide to migrate to the surface, where it reacts with carbon dioxide to create calcium carbonate crystals. This process, normal in slab-on-grade construction, was minimal prior to the record-breaking rains and snow experienced during a series of 30 back-to-back atmospheric rivers that dumped a total of 70 inches of precipitation from December 2022 through March 2023. For comparison, the snowpack in Yosemite, as measured on 04/01/23, was 240% of normal.
- The drywall seam separations in both the Great Room and Garage ceilings are cosmetic and were caused by the same record-breaking series of storms that produced an accumulation of well over 10 feet of snow during the "Snowmageddon" event, resulting in a live load on the roof that exceeded the 50 pounds per square foot building code requirement. These cosmetic defects can both easily be repaired, ideally when repainting.
- The T-111 siding is not structuralist is applied over OSB sheathing. A warped section of siding on the West wall, along with a partial section of siding and trim above a window on the South wall were replaced. Voids caused knots in the top layer of siding have been filled with wood putty.
- The fascia and eave panel around the fireplace masonry was repaired and sealed.
- All bedrooms have one switched outlet on the far wall controlled by not of the switches.
- All closets are equipped with switched lights.
- There is a locked gun safe in the Master Bedroom closet.
- The GFCI outlet below the medicine cabinet in the Master Bathroom also serves all outlets in the Guest Bathroom and the outlet in the Utility Room.
- The small stand in the Guest Bathroom shower room (under the bench) is for helping small children reach the sinks.
- the transformers for the dimmable lights under the kitchen cabinets are in the Utility Room.
- When the Sun Porch was repurposed to a den, the wall switch for the light/fan got covered by a bookshelf, requiring it to be moved to the Great Room.
- The woodburning fireplace has efficiency rating of over 60% making it capable of heating the Great Room and Master Bedroom Suite during freezing weather. The fireplace is supplied by outdoor air controlled via a lever located behind the fold-down panel at the base. The insert is enclosed in a wood-framed structure covered with manufactured stone that resembles rocks found on the property. The firewood storage box is lined with metal to prevent the intrusion of termites or other insects in any of the firewood.
- A cleanup for the full length of the plumbing drain line behind the house is located underground at the end of the line where the Guest Bathroom toilet connects.
- The two outdoor spigots are protected by both frost-free valves and separate shut-off valves. The rear spigot shut-off valve is in the Guest Bedroom closet.
- The gutter over the garage door drains via the downspout directly past the porch to the same underground line used for the underground drain opposite the fireplace. The end of this line is marked with a reflector.

- The copper strips on the garage roof prevent lichen from adhering to the shingles in the area that never gets sunshine.
- The septic tank has 4" access pipe that extends above ground. This could be used (but never was) to drain RV holding tanks or other needs. The house drains into an opening on the opposite side of the septic tank.
- Most hot and cold (copper) water supply lines are in the attic, all of which are insulated and have never frozen. The hot and cold water lines for the kitchen island run under the slab in a 4" pipe that terminates in the Utility Room and underneath the dishwasher. The original flexible copper tubing was replaced with PEX pipe when the cold line developed a small leak. Access to both lines is available via thin, breakable concrete pads at each end.
- There is an access panel for the Guest Bathroom tub plumbing are available under the sink and in the Utility Room.
- A conduit for a future outdoor circuit (e.g. for a hot tub) is available on the South wall. It is open in the attic and capped where it extends through the slab underground.
- A jack in the northeast corner of the Great Room provides connections to the wiring for remote speakers built into the ceiling and via jacks above the corner cabinets.
- Metal bands with magnet strips are used on the exterior door of the Utility Room (three for the hinge side and a long one for the opening side) to prevent rain from infiltrating during the rainy season. When not needed, they can be stored by attaching them to the water heater. These were added after damage to the lower section of jamb required it to be replaced.
- The original water heater was replaced in 2016. Sediment has been drained twice every year (Spring and Fall). There is a replacement sacrificial anode rod stored near the water heater in the Utility Room.
- The two sheets of plywood stored in the garage are to protect the sliding glass doors from flying rocks when mowing or trimming.
- The HVAC system has been repaired three times: to replace the controller board (after an embedded relay failed); to replace the dual-capacitor on the outdoor condenser; and to replace the gas ignitor. Plastic sheets (cut from an office chair mat and stored in the attic) can be used to cover the outdoor air conditioner condenser unit during the rainy season.
- Know issues (see separate inspections for other potential issues):
 - ~ The gutter over the garage does not have a screen to prevent accumulation of leaves and pine needles, and should be cleaned annually to minimize risk from wildfires
 - ~ The refrigerator ice maker and dispenser do not work: the refrigerator itself works fine.
 - ~ The Mud Room faucet diverter sticks, but can be freed by "pulsing" the diverter.
 - ~ The thermometer by the front door reads ~4 degree F high.
 - ~ The plastic in the hinges used originally in the cabinet doors was defective: most have already been replaced and a supply of replacements is available for nay others that break.
 - ~ Four "fogged" window panes were replaced in 2014 and 2023. Three additional window panes have also experienced air infiltration replaced in June 2024

Cabin (Built 1995 - 1998)

- There is a time capsule under the porch that contains plans and artifacts from when the slab was poured in 1996.
- There is only one known building code violation (for a Class M Miscellaneous Structure): The smoke detector in the Northeast room is on a switch that was used to disable it while heat-treating copper when the room was used as artists studio. None of the smoke detectors (one in each room and the attic) has battery back-up.
- Photos were taken of the interior wall framing before being drywalled to show how the wiring is run.
- The cabin is made using Ponderosa Pine logs harvested from the property. The pine lumber stored in the attic is also from Ponderosa Pine logs harvested from the property.
- The logs (originally set in 1996 and 1997) have finished settling: there is no need, therefore, to continue lowering the beams with jacks on all posts. The cracks in the slab around two of the posts were caused by waiting too long to adjust for settling.
- The cabin was treated preemptively for termites in 2001 via holes drilled in the slab that have been filled with mortar.
- Rapid drying of the logs on the South East walls caused excessive checking that exposed the logs to rain. Because these logs required extensive annual maintenance both walls were “flattened” and covered with cedar shingles (atop Tyvek and roofing felt).
 - ~ The bottom log on South wall began to deteriorate over time from water penetrating the large checks. The damaged sapwood was completely removed and replaced with dimensioned lumber, and the log was treated to prevent any further deterioration.
 - ~ There was no deterioration or other problems in the East wall, but it was similarly shingled to eliminate the need for annual maintenance. A preventative treatment for the bottom log in this wall was applied previously via holes drilled on the inside.
- Other repairs include: filling holes in the fascia caused by a woodpecker; replacing shingles around the wood-burning stove vent cause by a Raven (seeing its reflection in the chrome finish); replacing a window pane that got “foggy” during certain weather conditions; and patching the masonry foundation skim coat in places where it cracked
- The cabin was designed with optional plans for other uses, including a house and garage (with a shop and storage). The interior walls are not load-bearing, enabling them to be removed to reconfigure the cabin for these or other uses. If used as a residence, some of the windows may need to be changed from slider to casement style to meet bedroom egress opening requirements.
- There is no water or plumbing currently installed in the cabin, but a capped water line is run to the outside center of the rear wall.
- A roof vent, gas line, electrical and thermostat wiring are pre-installed for a future gas furnace to be located above the entrance to the stairs. The conduit for running the yellow polypropylene line gas line (stored in the attic) to an outside LP tank originates under the stairs and terminates at the rebar on the North side near the large rock. The thermostat wiring runs from above the stairs to a box behind the matchbox in the office.

- To circulate warm air from the office within the cabin, fans are located on both sides of the wall under the stairs with return vents from the other two rooms to the office where the wood-burning stove is located and under the opening in the workshop cabinet. A double switch for both fans (now disconnected and covered) is in the office near the stove.
- The vent behind the wood-burning stove supplies outside air via a port in the foundation wall in the front (East side) of the cabin.
- The drains along both sides extend from the back of the cabin, including from an above-ground opening in the Southwest corner.
- Outlets in the shop are all protected from ground faults, some of which are downstream from the GFCI outlets.
- A jack in the West wall of the office provides connections to the wiring for remote speakers via jacks in the workshop.
- The porch post might eventually need to be replaced, and a suitable pine post, along with a temporary/adjustable metal post, are stored in the attic.
- A cover (made from plastic film stapled to a wood frame and stored in the attic) helps protect the French doors to the workshop from heavy, wind-driven rains.
- A “ridge hook” that attaches to the separated extension portion of the 10’ extension ladder can be used to access the chimney for cleaning. The base section of the extension ladder provides access to the roof.
- Known issues:
 - ~ There are small cracks in two of the window panes, the larger one of which has a replacement pane that has not yet been installed.
 - ~ Three of the window panes get slightly “foggy” during certain weather conditions. One such pane was replaced in 2014.
 - ~ The vent through the roof over the stairs (for the optional/future furnace) leaks slightly in heavy storms with wind-driven rain.

Shed (Built 2005)

- The shed is used to store a small tractor (4’ wide bucket) and other diesel/gas-powered equipment a safe distance from the Garage attached to the house.
- The X-10 control switch for the “tree light” near the fire tank is in the shed.
- The opening in the back (with the reversible cover) is for running an extension cord outside, potentially to a parked RV.

Wine Cellar (Built 1995)

- While built to store a wine collection, it could be used a fruit cellar, and serves as a safe place to escape if caught in a wildfire.
- No permit was required to build this structure because it is under 120 square feet.
- Because the cellar is considerably cooler than outside ambient air during the warmer months, internal relative humidity rises to 100% causing condensation along the back wall and floor. High humidity does not harm the wine, and is in many ways beneficial, but it can damage the labels. The effect can be mitigated by periodically mopping up the condensate.

- The exterior wall is coated with Thoroseal and there is a drain line around the entire perimeter that empties near the pump house. This line also drains the entrance area to prevent rainwater from entering the cellar via the two doors.
- The walls (grout-filled block) and the concrete ceiling slab are 8" thick and reinforced with rebar. The concrete floor slab is reinforced with mesh wiring.
- There is electrical service available (but currently unused) above the wine cellar in an underground access box that is directly above the interior switch/outlet. This service was perviously used for outdoor lighting controlled by an X-10 switch.

Computer Files

- All drawings were prepared using AutoSketch version 2.x from AutoCAD. AutoSketch software was discontinued at version 10, which runs on Windows 10 and 11, and can be used to edit and/or print the original version 2.x drawings.
- Other files were created using Microsoft Office and Works software, that latter of which remains available as free open source software.
- Pictures are organized into the following file folders: Cabin, House, Property, Shed, Slumps, WineMine and 2008 Telegraph Fire.

Property Maintenance

- Annually (Spring): Trim/mow the grass around the structures and along the driveway
- Annually (Autumn): Clear pine needles/leaves in the gutter over the garage and on the shed roof: and re-caulk/stain the cabin walls to prevent water infiltration
- As needed: Clear/burn any bush encroaching on the structures; clean the chimneys; clear ditches and culvert openings; and grade/rake the gravel driveway
- Every 6 Years: Empty the septic tank (first emptied in 2000)
- The house and cabin were re-stained in 2020
- Other routine maintenance commonly required for a house, other structures, equipment and improved property